

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-058 Date Received: 9/28/15
Application Accepted by: SP & JB Fee: \$1600
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov
& James Burdin; jeburdin@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 114 East Fifth Avenue, Columbus, Ohio 43215 Zip: _____

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-028014, 010-055093, 010-055295, 010-117156, 010-001823 and 010-028569

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request: Mixed use project containing residential and commercial uses.

Acreage: .702 +/-

APPLICANT:

Name: Burwell Investments LLC Phone Number: 614.946.4693 Ext.: _____

Address: 1920 Beverly Road City/State: Columbus, Ohio Zip: 43221

Email Address: bradhowe222@yahoo.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Hamdy H. Hassanain & Fatma Osheba Phone Number: _____ Ext.: _____

Address: 2983 Castlebrook Avenue City/State: Hilliard, Ohio Zip: 43026

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

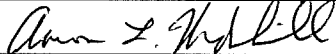
Name: Aaron L. Underhill, Esq. Phone Number: 614.335.9320 Ext.: _____

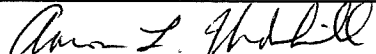
Address: Underhill Yaross LLC, 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: aaron@underhillyaross.com Fax Number: 614.335.9329

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE By: 

PROPERTY OWNER SIGNATURE By:  AARON L. UNDERHILL, ATTORNEY

ATTORNEY / AGENT SIGNATURE 

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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CV15-058

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

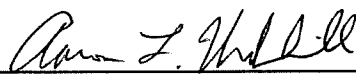
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Please see attached Statement of Hardship.

Signature of Applicant By:



Date 9/28/15

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CV15-058
Statement of Hardship

The owner/applicant is seeking council variances for property consisting of .702 +/- acres, generally located to the northeast of the intersection of East Fifth Avenue and Frances Place and to the northwest of the intersection of East Fifth Avenue and Summit Street, and having the address of 114 East Fifth Avenue, Columbus, Ohio 43215. This site is currently zoned C-4. The current zoning of the property directly to the north of the site is AR-1, to the east is R-4 and C-4, to the south is R-4 and C-4 and directly to the west is R-4.

The owner/applicant is seeking these variances to allow for the redevelopment of this site to include a three story mixed use building and a three story townhome building with residential units, in addition to both covered and uncovered parking.

Accordingly, this application requests the following variances:

- 3356.03: Use variance to allow for residential uses on the first floor of buildings located in the C-4 zoning district;
- 3309.14: Variance to increase the permitted maximum building height on the site to 45 feet;
- 3312.21.A: Variance to reduce the number of required shade trees to be installed within parking areas from 4 trees to 0 trees;
- 3312.21.A.2: Variance to reduce the minimum required soil area and landscaped islands or peninsulas from 145 square feet per tree to 0 square feet per tree;
- 3312.49: Variance to reduce the number of required parking spaces from 77 spaces to 46 spaces. With this reduced number of parking spaces a maximum of 2,000 square feet of restaurant uses shall be permitted to be operated on the site in addition to other permitted uses;
- 3321.05.B.2: Variance to allow encroachment into the 30' vision clearance at the corner of 5th and Summit and into the 10' vision clearance at Francis and 5th; and
- 3356.11: Variance to allow buildings containing residential uses to be subject to the minimum required building setbacks from public rights-of-way that are applicable to permitted uses in the C-4 zoning district. The applicant seeks to provide for a minimum building setback of 8 feet from the right-of-way of Summit Street;

The use variance being requested will allow for a mix of commercial and residential uses on the site in a manner that is consistent with recent redevelopment trends in the area. The area variances are necessary in order to maximize the redevelopment potential of this property. The property is bounded by public streets or alleys on all sides, making strict conformance with all of the zoning provisions of the City Code a practical difficulty. The building setback reduction is a byproduct of this scenario. Smaller setbacks are common in the area and the buildings that are proposed for this site are of a size and scale of buildings with light commercial uses. The increase in permitted building height will allow for an appropriate density for residential units that make that will allow this to be a true mixed use project and will drive the economics of redeveloping a site of relatively small size. The reduction in required parking and the adjustments to the strict application of landscaping requirements within parking areas recognize that this is an urban location and will balance the need to park the uses on the site with the goal of encouraging pedestrian activity in the area.

These variances will not impair an adequate supply of light and air to the adjacent property, will not unreasonably increase the congestion of public streets, will not increase the danger of fires, or endanger the public safety. Further, these variances will not unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: **CV15-058**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Aaron L. Underhill, Esq.

of **(1)** MAILING ADDRESS Underhill Yaross LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 114 East Fifth Avenue; Columbus, Ohio 43215

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 9/28/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Hamdy H. Hassanain and Fatma Osheba

2983 Castlebrook Avenue

Hilliard, Ohio 43026

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Burwell Investments LLC

614.946.4693

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) University Area Commission

Susan Keeny

slmkeeny@hotmail.com; 937.479.0201

and that the attached document **(6)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property **(7)**

☒ **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

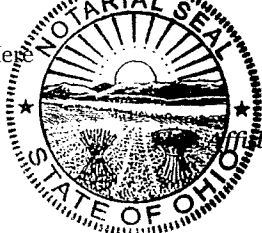
Aaron L. Underhill

Sworn to before me and signed in my presence this 28 day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

07/10/2017
My Commission Expires

Notary Seal Here



Agnes Cisco
Notary Public, State of Ohio

My Commission Expires 07-10-2017 after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

APPLICANT:

Burwell Investments LLC
1920 Beverly Road
Columbus, Ohio 43221

CV15-058

PROPERTY OWNER:

Hamdy H. Hassanain & Fatma Osheba
2983 Castlebrook Avenue
Hilliard, Ohio 43026

ATTORNEY:

Aaron L. Underhill, Esq.
Underhill Yaross LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

University Area Commission
Attn: Susan Keeny
Northwood & High Building
2231 N. High St.
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS:

1208-1210 Summit Street LLC
6250 Cupola Court
Galena, Ohio 43021

1236 Indianola Avenue LLC
70 Park Avenue West
Mansfield, Ohio 44902

Steven Godek
85 East 5th Avenue
Columbus, Ohio 43202

Kevin J. Gilson
77 East 5th Avenue
Columbus, Ohio 43201

1228-1231 Indianola Avenue LLC
2200 West 5th Avenue, Suite 120
Columbus, Ohio 43215

Isaac and Loretta Snider
1232 Indianola Avenue
Columbus, Ohio 43201

Peter and Ingrid Navarro
779 Summit Street
Columbus, Ohio 43215

Alan Feters
596 West 2nd Avenue
Columbus, Ohio 43201-3361

Marble Properties LLC
3080 Petzinger Road
Columbus, Ohio 43232

Marigold Mill LLC
41 South High Street
Columbus, Ohio 43215

Eric Weisgarber
1212 Summit Street
Columbus, Ohio 43202

Urban Restorations LLC
815 North High Street, Suite R
Columbus, Ohio 43215

127E5 LLC
4160 Rutherford Road
Powell, Ohio 43065

Community Properties of Ohio III LLC
88 East Broad Street, Suite 1800
Columbus, Ohio 43215

Kevin Noesner, Tr.
3123 Cranston Drive
Dublin, Ohio 43017

Laralyn M. Sasaki
1224 Indianola Avenue
Columbus, Ohio 43201

Council Variance Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV15-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill, Esq.
of (COMPLETE ADDRESS) Underhill Yaross LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Burwell Investments LLC 1920 Beverly Road Columbus, Ohio 43221 0 Employees Brad Howe - 614.946.4693	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

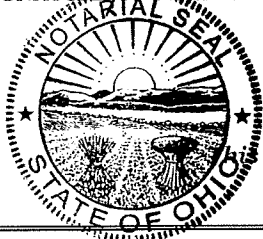
Aaron L. Underhill

Sworn to before me and signed in my presence this 28 day of September, in the year 2015

Agnes Cisco
SIGNATURE OF NOTARY PUBLIC

7/10/2017
My Commission Expires

Notary Seal Here



Agnes Cisco
Notary Public, State of Ohio
My Commission Expires 07/10/2017

Project Disclosure expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

EXHIBIT "A" FOR 01090036D

Situate in the State of Ohio, County of Franklin and in the City of Columbus and being a tract having a frontage of 23 ft. on Summit Street extending back across Lots No. 1 No. 2, and No. 3 of the Marietta College Subdivision, as the same is shown of record in Plat Book 7, page 53 and being the same property conveyed by deed to Sylvester W. and Hazel E. Hardesty, as the same is shown of record in Deed Book 1693, page 302, both of the foregoing records being in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the west line of Summit Street, being also the east line of Lot No. 1, above mentioned, said iron pin being at the southeast corner of the Hardesty Property, above mentioned, being also the northeast corner of a tract conveyed by deed to the Cleveland Trust Company, as the same is shown of record in Deed Book 1769, page 632, Recorder's Office, Franklin County, Ohio; thence Westerly, across Lots No. 1, 2 and No. 3 above mentioned, along the south line of the aforesaid Hardesty Property, being also the north line of the aforesaid Cleveland Trust Company Property, a distance of 105.77 ft. to an iron pin in the west line of Lot No. 3 at the southwest corner of the Hardesty Property and the northwest corner of the Cleveland Trust Company Property; thence Northerly, along the west line of Lot No. 3, being also the west line of the Hardesty Property, a distance of 23.0 ft. to an iron pin at the northwest corner of the Hardesty Property; thence Easterly, across Lots No. 1, No. 2, and No. 3, along the north line of the Hardesty Property, a distance of 105.77 ft. to an iron pin in the east line of Lot No. 1, being also the west line of Summit Street at the northeast corner of the Hardesty Property; thence Southerly, along the east line of Lot No. 1, and the west line of Summit Street, being also the east line of the Hardesty Property, a distance of 23.0 ft. to the place of beginning, containing 2,433 square feet, more or less; subject to all easements and restrictions shown of record.

Situate in the State of Ohio, County of Franklin, and in the City of Columbus and being 35 ft. off the north end of Lots No. 1, No. 2 and No. 3 of Marietta College Subdivision, as the same is shown of record in Plat Book 7, page 53 and being the same property conveyed by deed to Richard L. and Helen P. Wentz, as the same is shown of record in Deed Book 1372, page 287, both of the foregoing records being in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of Lot No. 1, above mentioned, at the point of intersection of the west line of Summit Street with the south line of a 20 ft. alley, being also the northeast corner of the Wentz Property, above mentioned; thence Southerly, along the east line of Lot No. 1 and the west line of Summit Street, being also

EXHIBIT "A" FOR 01090036D (CONTINUED)

the east line of the Wentz Property, 35 ft. to an iron pin at the southeast corner of the Wentz Property, being also the northeast corner of a tract conveyed by deed to Sylvester W. and Hazel E. Hardesty, as the same is shown of record in Deed Book 1693, page 302, Recorder's Office, Franklin County, Ohio; thence westerly, across Lots No. 1, No. 2 and No. 3, above mentioned along the south line of the Wentz property, being also the north line of the Hardesty Property, a distance of 105.77 ft. to an iron pin in the west line of Lot No. 3, at the southwest corner of the Wentz Property and the northwest corner of the Hardesty Property; thence Northerly, along the west line of Lot No. 3 and the west line of the Wentz Property, a distance of 35.0 ft. to an iron pin at the northwest corner of Lot No. 3, being also the northwest corner of the Wentz Property and in the south line of a 20 ft. alley; thence Easterly, with the north line of Lots No. 1, No. 2 and No. 3 and the south line of the aforesaid 20 ft. alley, being also the north line of the Wentz Property, a distance of 105.77 ft. to the place of beginning, containing 3,702 square feet, more or less; subject to all easements and restrictions shown of record.

Situated in the County of Franklin in the State of Ohio and in the City of Columbus and bounded and described as follows:

Being the South Ninety-six (96) feet off of Lots Nos. 1, 2, and 3 of Marietta College Subdivision of the East two-thirds (2/3) of Lot No. 2 of John Hyer's Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 7, page 53, Recorder's Office, Franklin County, Ohio.

Excepting therefrom a triangular shaped strip of land off of the south east corner of said Lot No. 1 with a base of 5 feet on Fifth Avenue and running to a point at the northeast corner of the premises above described, conveyed to the City of Columbus, for street purposes by deed recorded in Deed Book 1010, Page 538, Recorder's Office, Franklin County, Ohio.

Situated in the City of Columbus, County of Franklin and State of Ohio and being a tract of land having a frontage of twenty-one (21) feet on Summit Street and a depth of one hundred five and six tenths (105.6) feet and being a part of Lots One (1), two (2) and three (3) of the Marietta College Subdivision of the East two thirds (2/3) of John Hyer's Subdivision, Plat Book No. 7, page 53, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the east line of Lot No. 1 of said Marietta College Subdivision, said point being 96 feet north of the southeast corner of Lot No. 1; thence West across Lots No. 1, 2 and 3, of Subdivision, on a line parallel to the south line of said Lots, one

EXHIBIT "A" FOR 01090036D (CONTINUED)

hundred five and six tenths (105.6) feet to a point in the west line of Lot No. 3, said point being ninety six (96) feet north of the Southwest corner of said Lot No. 3; thence North along the West line of Lot No. 3, twenty-one (21) feet to a point; thence on a line parallel to the south line of said lots across Lots three (3), two (2), and one (1) of said subdivision, one hundred five and six-tenths (105.6) feet to a point in the East line of Lot No. 1; thence South twenty-one (21) feet to the place of beginning.

According to the survey of the Jennings-Lawrence Company, registered Surveyors, dated July 8, 1953.

Page 3 of 3

C-39

All of

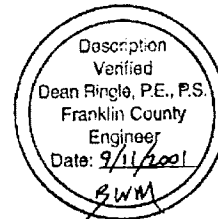
(010)

55093

28569

1823

28014





City of Columbus Zoning Plat

CV15-058



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010028014, 010001823, 010028569, 010055093, 010117156, 010055295

Zoning Number: 114

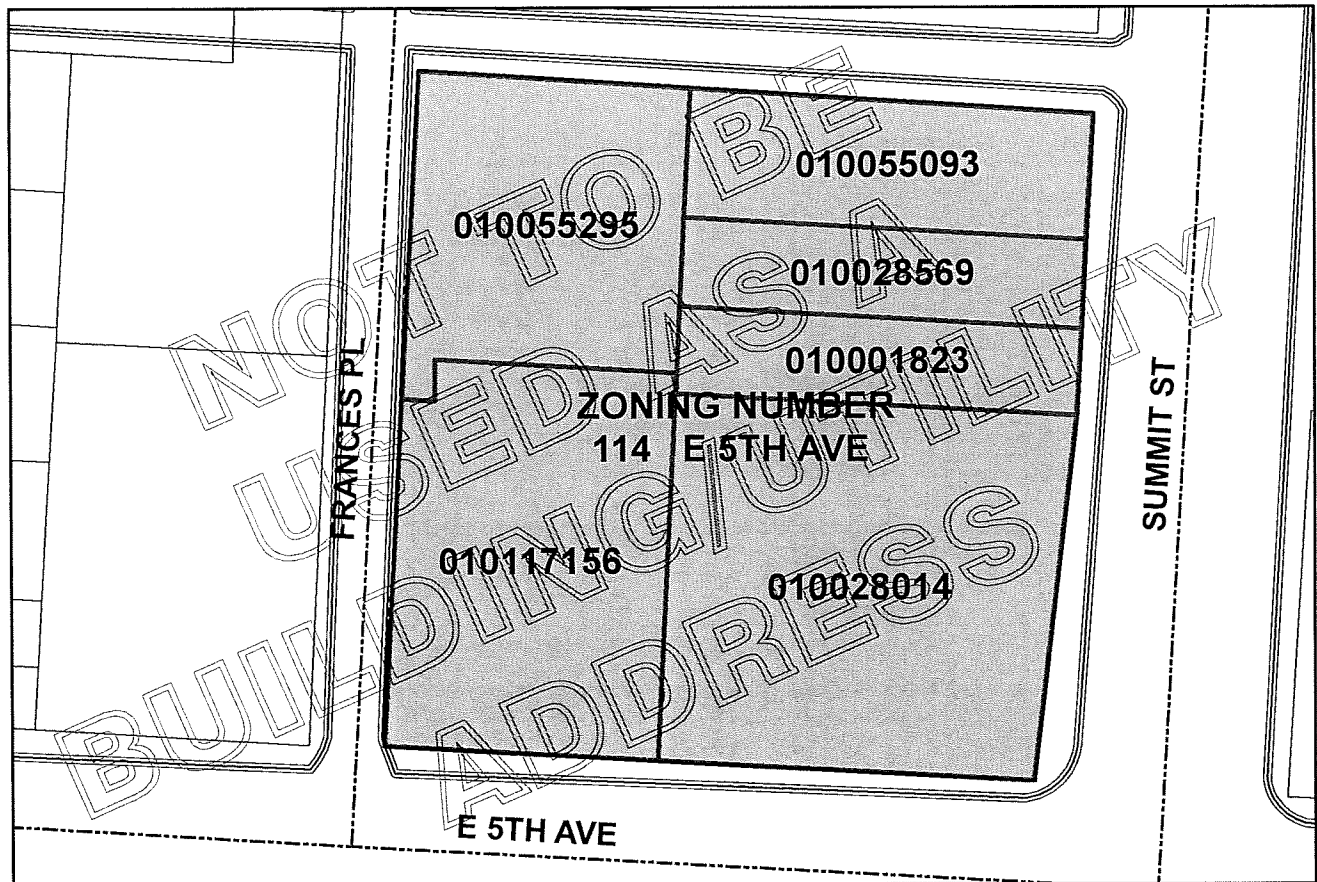
Street Name: E 5TH AVE

Lot Number: 1-5

Subdivision: MARIETTA COLLEGE

Requested By: BURWELL INVESTMENTS, LLP (AARON UNDERHILL)

Issued By: *Adriana Amador* Date: 9/4/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 43641

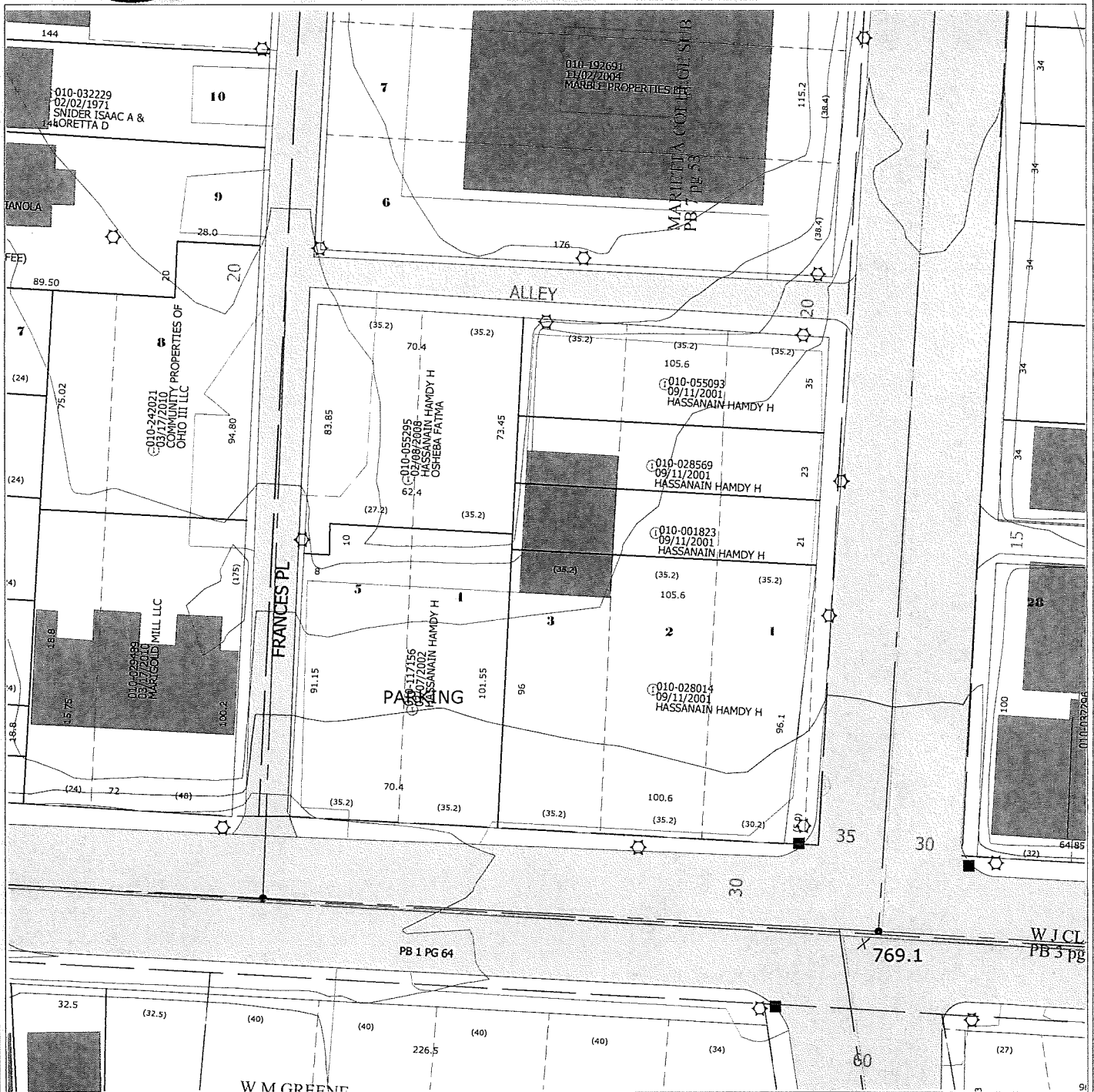


CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 9/22/15



Disclaimer

Scale = 50



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

PROJECT NAME:
BURWELL POINT
114 EAST 5TH AVE, COLUMBUS OHIO

ARCHITECT:
SHREMSHOCK ARCHITECTS INC.
OHIO

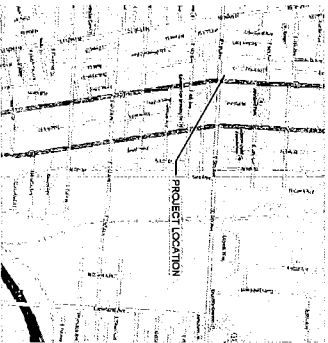
OWNER:
BURWELL INVESTMENTS LLC
COLUMBUS OHIO

PROJECT ZONING AND SITE INFORMATION

EXISTING ZONING: C4
PROPOSED ZONING: NO CHANGE
DISTRICT: UNIVERSITY AREA COMMISSION - UNIVERSITY ADO
LOT: 12.3.4.5
SUBDIVISION: MARINETTA POINT
PROPOSED USE: MIXED USE - COMMERCIAL/RESIDENTIAL, 33 RESIDENTIAL UNITS - 4800 SF COMM.
PROPOSED HEIGHT: 45'

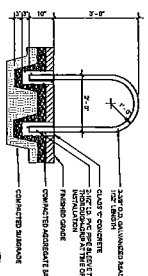
PARKING: 48 SPACES - 33 COVERED - 15 HC
FLOOD ZONE: OUT

PARCELS TOTAL SITE AREA	AREA (SF)	AREA (AC)
PHO - C10-001-023	2354.47	0.05
PHO - C10-001-014	9957.33	0.22
PHO - C10-001-081	3414.58	0.08
PHO - C10-001-015	3414.58	0.08
PHO - C10-001-025	5373.65	0.12
PHO - C10-011-175	7101.78	0.16
TOTAL SITE AREA	30400.46	0.70
BUILDING	33955.29	0.78
PRE-DEVELOPED INFRASTRUCTURE AREA	22012.58	0.51
POST-DEVELOPED INFRASTRUCTURE	18210.67	0.42
TOTAL EXISTING BUILDING AREA	48541.15	1.11



PARKING SCHEDULE

TYPE	SPACE	REMARKS
STANDARD	33	COVERED
HOV-3	15	HOV-3
TOTAL	48	



PROPOSED VARIANCES

The proposed variances are as follows:
1. Variance to the minimum lot area requirement of 12.3.4.5 acres.
2. Variance to the minimum building area requirement of 33,955.29 sq. ft.
3. Variance to the maximum height requirement of 45 feet.
4. Variance to the parking requirement of 48 spaces.
5. Variance to the use requirement of mixed use commercial/residential.

EROSION CONTROL

The proposed erosion control measures are as follows:
1. Installation of silt fences along the perimeter of the site.
2. Installation of straw bales along the perimeter of the site.
3. Installation of erosion control blankets on the exposed soil.
4. Installation of temporary seeding and mulch on the exposed soil.

D.O.P. INFORMATION

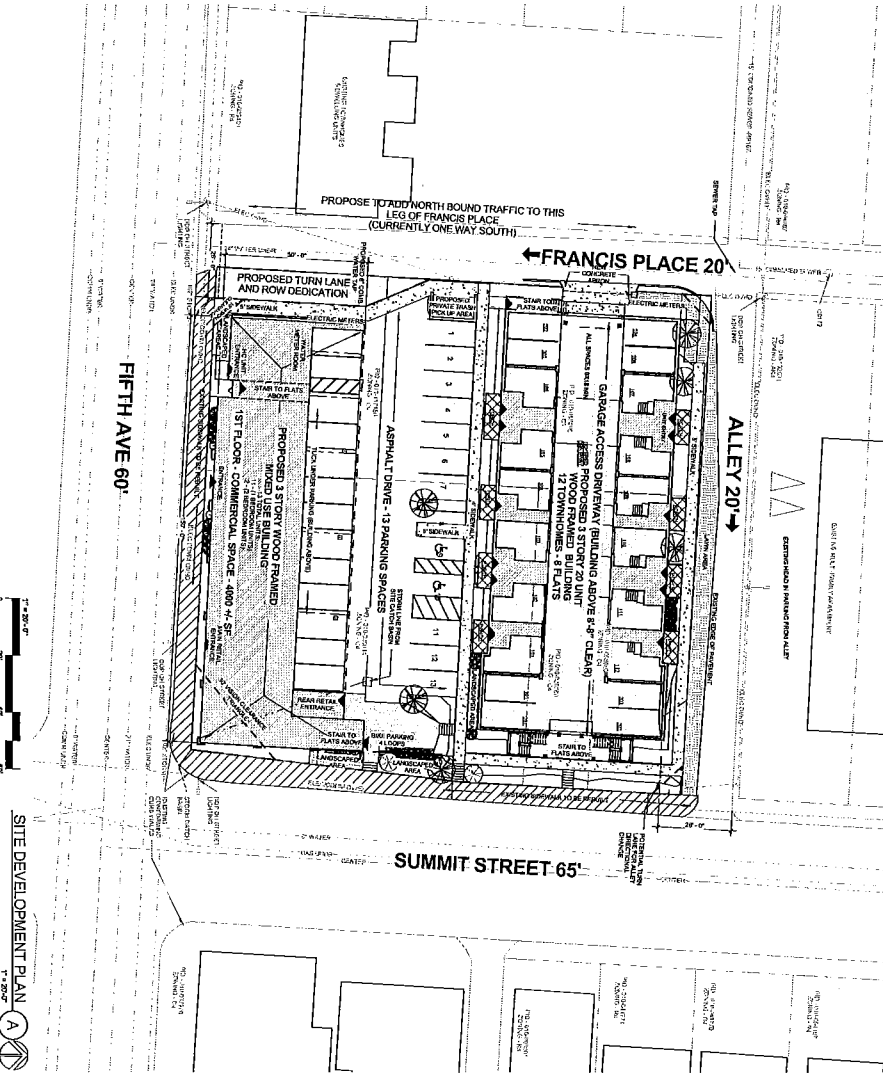
The proposed development is subject to the following D.O.P. requirements:
1. The proposed development must comply with the D.O.P. standards for the University Area Commission district.
2. The proposed development must comply with the D.O.P. standards for the University Area Commission district.

STORM WATER NOTES:

The proposed storm water management measures are as follows:
1. Installation of a storm water detention pond.
2. Installation of a storm water detention pond.

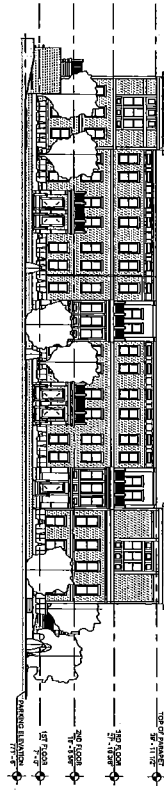
SITE COMPLIANCE

The proposed development complies with the following site requirements:
1. The proposed development complies with the site requirements for the University Area Commission district.

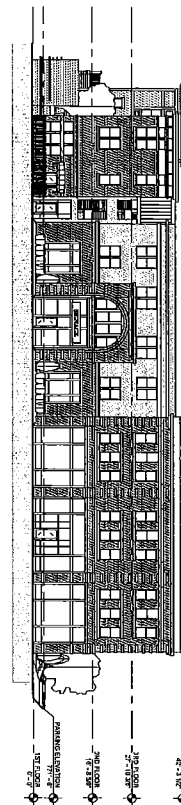


BURWELL POINT
114 EAST 5TH AVE

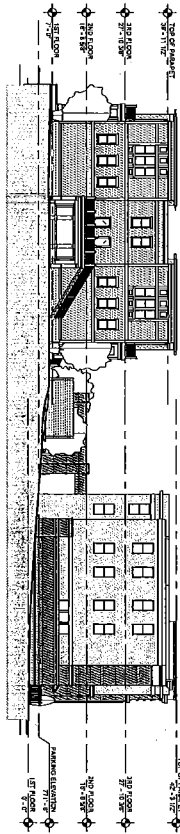
SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
(614) 545-4550 www.shremshock.com



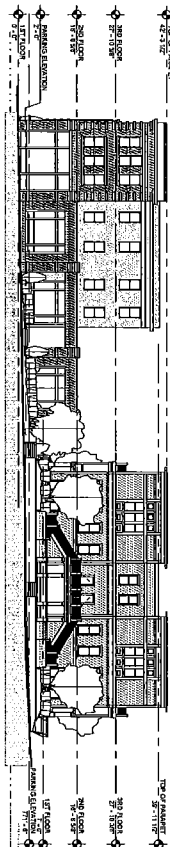
SOUTH ELEVATION (PARKING) (F)



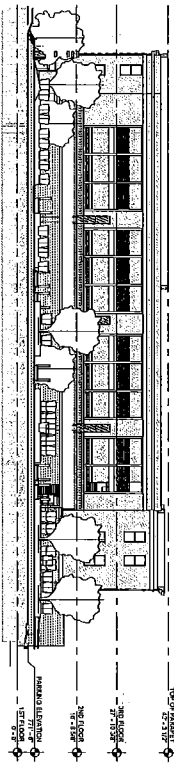
SOUTH ELEVATION (5TH AVE) (C)



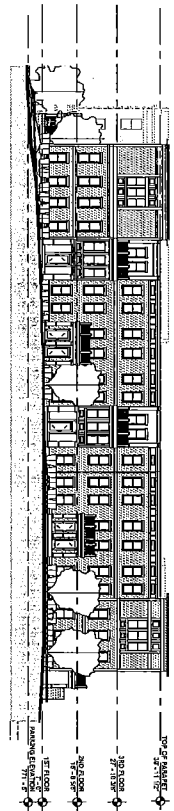
WEST ELEVATION (E)



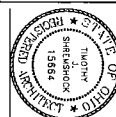
EAST ELEVATION (B)



NORTH ELEVATION (PARKING) (D)



NORTH ELEVATION (ALLEY) (A)



SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
614 545 4550 614 545 4555 www.shremshock.com

BURWELL POINT
114 5TH AVE

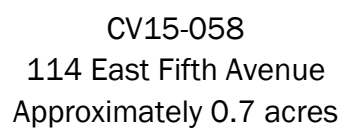
ARCHITECT

DATE: 09/29/15
TITLE: BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
SHEET: 150205
DRAWING NUMBER: 150205

V1.2

LISTED: 09/29/15 11:48 AM

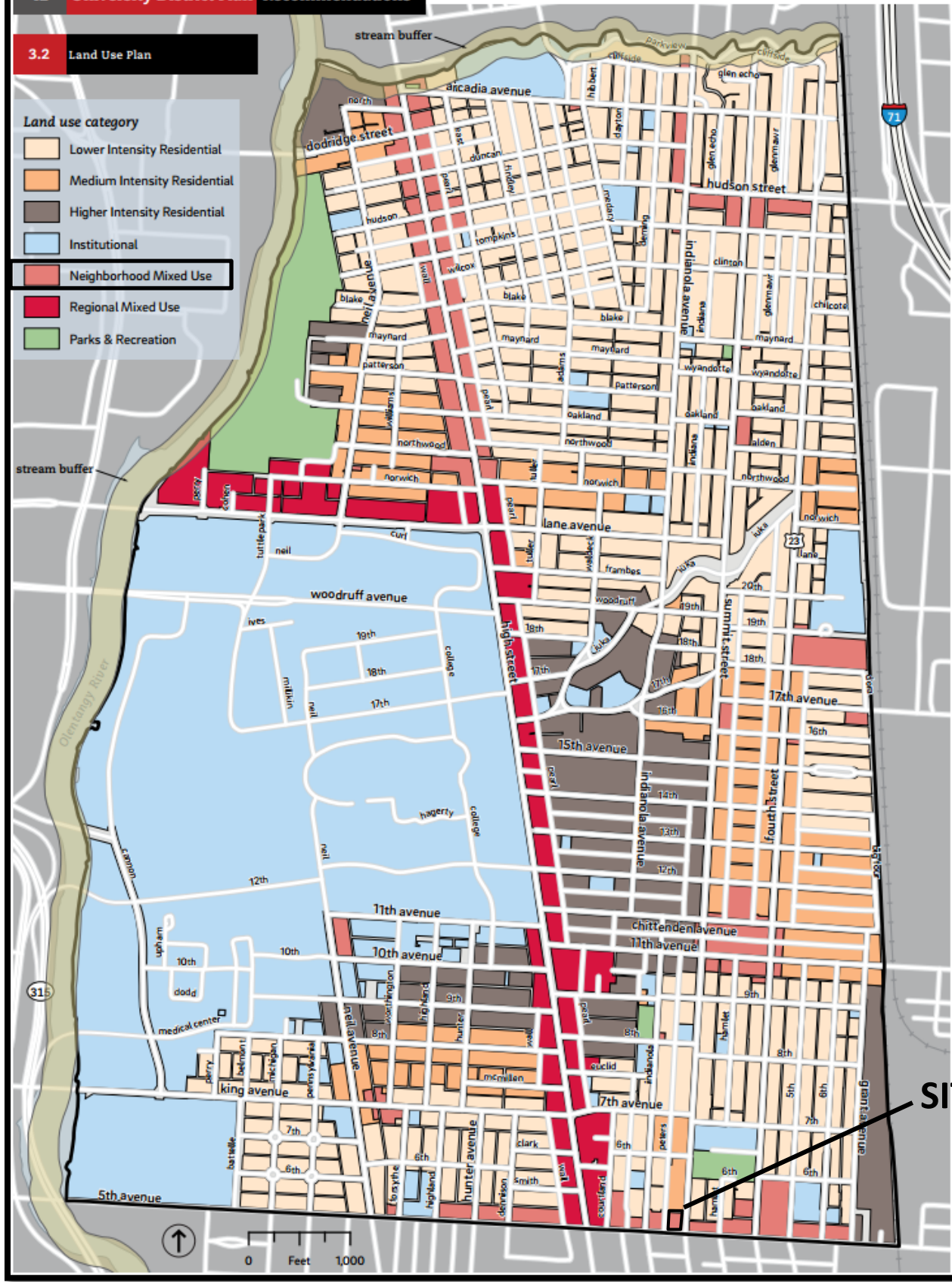


114 East Fifth Avenue
Approximately 0.7 acres

3.2 Land Use Plan

Land use category

- Lower Intensity Residential
- Medium Intensity Residential
- Higher Intensity Residential
- Institutional
- Neighborhood Mixed Use
- Regional Mixed Use
- Parks & Recreation



CV15-058
 114 East Fifth Avenue
 Approximately 0.7 acres



CV15-058
114 East Fifth Avenue
Approximately 0.7 acres